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and judicial departments of the city of New York and its four counties."

The interest in the book is thus local, but while it can hardly be recommended for summer reading, it is heartily commended to the voter before and after election day.

THE CONVEYANCE OF ESTATES IN FEE BY DEED. James H. Brewster. Indianapolis. Bobbs-Merrill Co. 1904. pp. lxxvii, 607.

For the practical conveyancer, as well as for the student of that intricate branch of the law of real property, this treatise leaves little to be desired. The purpose of the learned author defined in the preface, "to state the principles of law applicable to the transfer of the title to real property by deed in such a manner as to assist one in drafting and interpreting the instrument of transfer" he has adequately performed. The book is upon the whole a well-arranged and admirably composed statement of the principal matters with which the art of conveyancing is concerned. Of course it does not comprehend all the learning which must enter into the equipment of the conveyancer. The whole law of land and not a little of equity jurisdiction is his province. But it was no part of Professor Brewster's plan to educate the real property lawyer for the performance of his professional duties. He has wisely contented himself with the task of explaining the successive steps in the process of alienation by deed and of exposing the pitfalls that beset the path of the unwary practitioner who enters this perilous field.

It must have been a matter of no little difficulty to determine what should and what should not be included in such a scheme, what should be sketched in outline and what filled out in full detail. Little fault can be found with the manner in which the writer has accomplished this task. Chapter III, on The Deed, Ch. IX on The Description of the Property, Ch. XIV, Part I, on Covenants for Title, Ch. XVIII, on Acknowledgment and Ch. XIX, on Delivery are excellent examples of the author's method, being full enough for an understanding of the topics treated and of the difficulties which they present, and yet severely pruned of superfluous matter and unnecessary cases. Perhaps the principal defect of the work is the lack of independent criticism of the authorities and a too-ready acceptance of the law as declared in the cases. But it must be confessed that if there is any kind of law-book in which this conservative attitude is a failing which leans to virtue's side it is a conveyancer's hand-book. For the members of that parlous guild there is no sure footing but *stare decisis*.

The first two chapters, on Alienation in General and The Chief Methods of Voluntary Alienation, etc., are of the slightest character and hardly serve the purpose of an adequate introduction to the detailed study of the subject upon which the author enters with the third chapter. The topic of Recitals (Ch. VI) would seem to merit a fuller treatment. It should at least include a consideration of the only class of cases in which a recital of authority to convey is really important—the execution of powers. The sections (Ch. XIV, Part II) dealing with covenants running with the land (other than cov-

enants for title) furnish a very inadequate treatment of a subject which stands peculiarly in need of lucid exposition. The running title prefixed to § 226, "Distinction sometimes made between benefits and burdens," betrays a curious failure to grasp a fundamental difference. The concluding chapters are devoted to a useful summary of the points to be borne in mind in the examination of title and to an instructive exposition of the Torrens system of registration of title. A considerable expansion of the former of these chapters and a discussion of the usual system of registration in lieu of the latter would, it is believed, materially enhance the value of the work.